



FAIRFAX COUNTY PLANNING COMMISSION

February 23, 2012

PUBLIC HEARING FOR PLANNING DETERMINATION

Pursuant to
Va. Code Sec. 15.2 - 2232

Public Hearing Date: March 8, 2012 at 8:15 p.m.

Application Number:	2232-M11-24
Applicant:	Fairfax County Department of Public Works and Environmental Services
Proposed Use:	County Indigent Cemetery
Supervisor District	Mason District
Subject Property:	6271 Lincolnia Road, Alexandria, VA 22312 Tax Map 72-2 ((1)) 39
Area of Subject Property:	1.14 acres
Application Accepted:	January 6, 2012
Recommendation:	In accordance with Va. Code Sec. 15.2-2232, as amended, staff recommends that the Planning Commission find the proposal by the Fairfax County Department of Public Works and Environmental Services, to develop a County Indigent Cemetery at 6271 Lincolnia Road, Alexandria, VA 22312, substantially in accord with provisions of the adopted Comprehensive Plan.

PLANNING DETERMINATION

Section 15.2 -2232 of the Code of Virginia



Number: 2232-M11-24

District: Mason

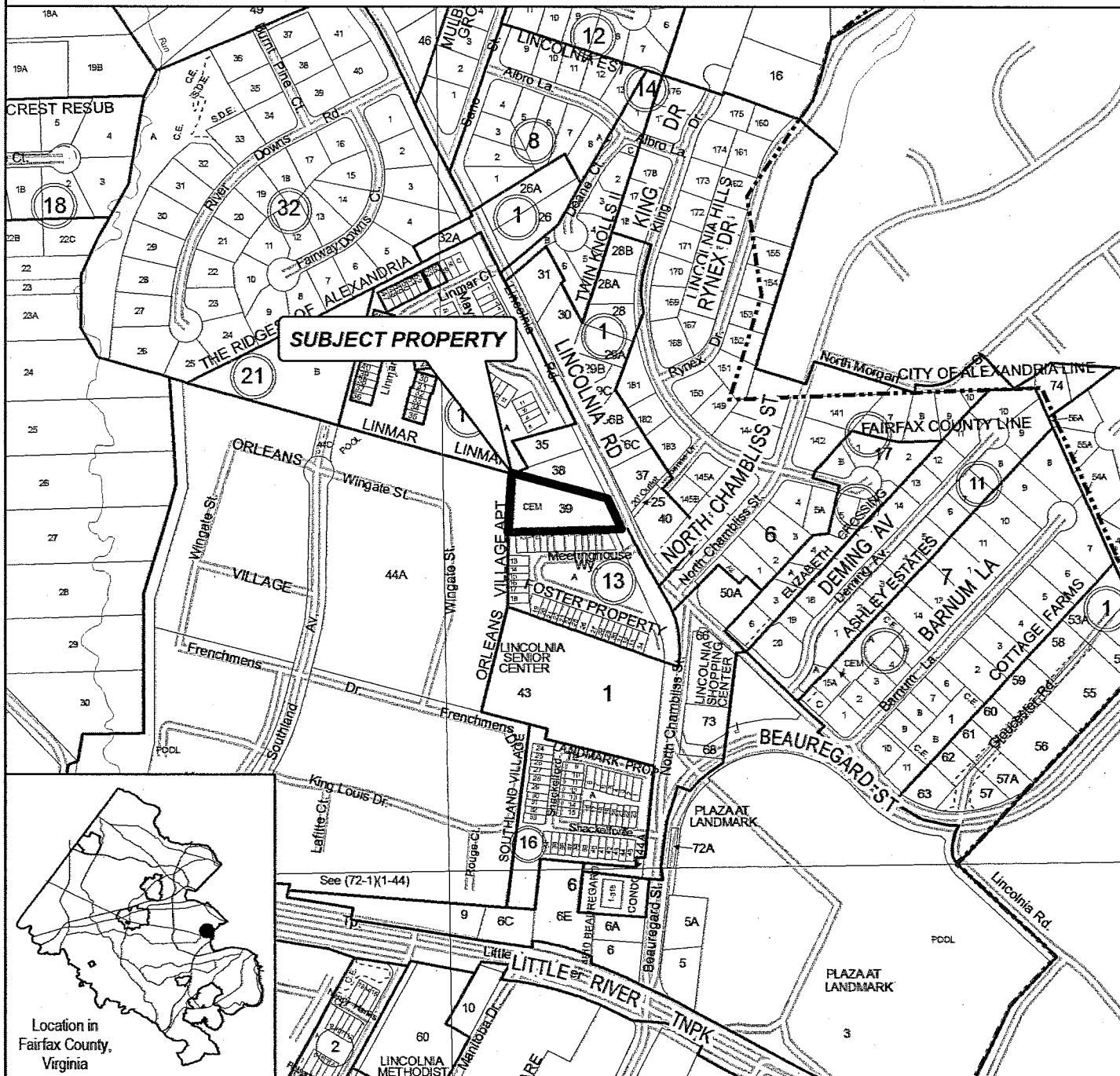
Acreage: 1.14 Ac.

Subject Property: 72-2 ((1)) 39

Planned Use: Public Facilities, Gov't. & Institutional

Applicant: Fairfax County Department of Public Works and Environmental Services

Proposed Use: County cemetery



500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING
USING FAIRFAX COUNTY GIS



APPLICATION***Attachment A***

Proposal: Establish a County Indigent Cemetery on the subject property.

Applicant: Fairfax County Department of Public Works and Environmental Services (DPWES)

Subject Property: 6271 Lincolnia Road, Alexandria, VA 22312
Tax Map 72-2 ((1)) 39
R-2 Zoning District

Size and location: The 1.14 acre site is located on the west side of Lincolnia Road. To the north of the property are two single-family homes; further north is the Lin Mar community. Immediately to the south is the Charleston Square community; further south is the Lincolnia Senior Center. The properties immediately to the east across Lincolnia Road are single-family homes. A wooded open space is immediately adjacent to the site to the west, between the site and adjacent apartment homes.

Existing site conditions: Access to the site is from Lincolnia Road. The site is relatively flat and open with minimal slope from east to west. There is an existing St. Paul's Episcopal Church Cemetery with 74 markers in roughly 16 family plots. The cemetery was established in the early 1900s. Grave markers indicate burial dates ranging from 1903-2004. The church building is believed to have been destroyed in the 1940s; no church building was rebuilt.

Statement of Justification

Proposed Use: The site is proposed for use as a County Indigent Cemetery. The existing cemetery will remain and access to families will continue to be provided. An area for columbaria or for burial of ashes is also proposed.

Since the County's Jermantown Cemetery reached capacity, the Department of Family Services utilizes a contract with a private cemetery for burials of unclaimed persons or for burials of persons with families that do not have the means to provide burial. Acquisition of the subject property for County cemetery use will provide needed capacity for long-term use, and would also be suitable to provide burial space for mass-casualty events, if necessary. The rate of burials is anticipated to be approximately ten (10) to fifteen (15) per year. The approximately one-acre subject property would meet the County's need for burials for the next fifty (50) or more years. The location of the site is easily accessible by public transportation.

Staff and Hours of Operation: No staff will be assigned to the site. Visitation is expected to be minimal.

Maintenance Requirements and frequency: Standard landscaping services and routine grounds maintenance will be provided. Equipment will be brought to the site for burials. The parking area will be cleared of snow as necessary.

Off-site Considerations:

Alternative sites: An alternative site was investigated on County-owned property on Old Colchester Road in the Mount Vernon District. At this time that site is less suitable due to its remote location for public access, site considerations related to perched water conditions and archeological considerations. This site may be considered in the future for County cemetery use.

Anticipated Impacts: Off-site impacts anticipated by DPWES are summarized below:

Access and Traffic: Access will be provided from Lincolnia Road to a small parking lot. No additional traffic is expected to be generated from the cemetery use. A reservation of right of way along the Lincolnia Road frontage is required and will be provided. Setbacks for the cemetery are based on future right of way.

Noise and Light Impacts: The proposed use will not have any adverse on or off site noise impact other than that generated by the vehicles accessing the facility. No lighting is planned for the site, however should lighting be required as part of future site development (security, for example), the fixtures will meet with Zoning Ordinance requirements for cut off fixtures.

Air Quality Impacts: No impacts to air quality are anticipated.

Water Quality Impacts: No impacts to water quality are anticipated.

Visual Impacts: Transitional screening and barriers, and necessary landscaping will be provided as applicable to meet Zoning Ordinance requirements.

Impact on environmental features of the site: No immediate improvements to the site are anticipated. Limited clearing will be undertaken in the future for minor improvements to include installation of a gravel parking area off of the entrance at Lincolnia Road, a driveway, additional landscaping and a barrier fence. Appropriate erosion and sediment control measures will be installed as required.

DESCRIPTION OF SURROUNDING AREA

Character and adjacent land uses: To the north of the property are two single-family homes; further north is the Lin Mar community. Immediately to the south is the Charleston Square community; further south is the Lincolnia Senior Center. The properties immediately to the east across Lincolnia Road are single-family homes. A wooded open space is immediately adjacent to the site to the west, between the site and adjacent apartment homes.

COMPREHENSIVE PLAN PROVISIONS

Comprehensive Plan Map: Public Facilities

Planning Area and Planning District: Area I, Lincolnia Planning District

Planning Sector: L1-Pinecrest Community Planning Sector

Land use recommendations:

- Subject property – Public Facilities, see Area Plan recommendation below
- North of subject property – residential use at 5-8 du/ac
- East of subject property – residential use at 2-3 du/ac
- South of subject property – residential use at 5-8 du/ac

- West of subject property – residential use at 16-20 du/ac

COMPREHENSIVE PLAN CITATIONS: An assessment of this proposal for substantial conformance with current land use recommendations of the Comprehensive Plan (“the Plan”) is guided by the following citations from the Plan:

Area Plan:

Fairfax County Comprehensive Plan, Area I, 2011 Edition: Lincolnia Planning District, as amended through 3-9-10, L1-Pinecrest Community Planning Sector, Recommendations, Land Use, pages 17-18:

“9. Parcels 72-2((1))35 and 38 are planned for residential use at 5-8 du/ac. Parcel 72-2((1))39 is planned for institutional use. As an option, Parcels 72-2((1))35, 38 and 39, may be appropriate for up to a total of 12 units with full parcel consolidation, if the following conditions are met:

- Residential development should be located on parcels 72-2((1))35 and 38 with parcel 72-2((1))39 to be maintained for cemetery use and open space.
- The existing cemetery use is preserved and enhanced with landscaped buffering and monument signs to better demarcate the boundary of the cemetery and parking is provided at the cemetery for cemetery visitors.
- Storm water management infrastructure may be appropriate for the cemetery property (Parcel 72-2((1))39) provided that it is designed and located in a manner that does not adversely impact the cemetery.”

Policy Plan:

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Public Facilities, as amended through 1-10-05; Countywide Objectives and Policies, pages 2 – 4:

“Objective 1: Locate new facilities to provide convenient service to the greatest number of people or service consumers and users.

Policy a. Site facilities appropriately to the area they are intended to serve.

Objective 3: Balance the provision of public facilities with growth and development.

Policy g. Acquire, as fiscally possible, sites for public facilities in advance of demand either through purchase or dedication.

Objective 4: Mitigate the impact of public facilities on adjacent planned and existing land uses.

Policy a. Locate public facilities in areas of compatible land use, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest as long as the integrity of the Comprehensive Plan is not impinged.

Policy c. Design facilities to promote and enhance the community identity of existing character.

- Policy d. Ensure that public facilities are properly screened and buffered in order to mitigate visual impact on adjacent planned development of a different use or nature.
- Objective 5: Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating public facility sites.**
- Policy a. Consider accessibility in siting facilities. In general, public facilities should have access to primary arterial roadways. Exceptions to this locational principle include facilities with a community pedestrian orientation, such as a neighborhood park or an elementary school.
- Policy b. Locate facilities on sites which have adequate acreage for short-term needs, but can also accommodate expansion.
- Policy c. Avoid areas of environmental sensitivity except where site acquisition is in support of open space.
- Policy d. Evaluate engineering considerations, such as slopes and soils and other factors pertinent to knowing the extent of the site's development cost.
- Policy g. Use the 456 Process to determine the siting suitability and appropriateness of facilities in relation with the Comprehensive Plan.”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Human Services, as amended through 8-5-02; Countywide Objectives and Policies, pages 2 – 4:

“Objective 3: Encourage the location of new facilities to increase their accessibility.

- Policy a. Select sites for facilities in accordance with applicable standards of service, thereby minimizing the potential for inappropriate utilization of facilities.
- Policy c. When appropriate, locate human service facilities near public transportation.
- Policy f. Acquire sites for human service facilities in advance of demand either through purchase or dedication.

Objective 4: Identify the impact of public facilities on adjacent planned and existing land uses.

- Policy a. Locate human services facilities in areas of compatible land use.
- Policy b. Design facilities to promote or enhance the community identity.
- Policy c. Design facilities that are architecturally and environmentally appropriate.

Objective 5: Acquire sites which, given applicable location criteria, are appropriate for the facility's specific purpose.

- Policy a. Locate facilities on sites which have adequate acreage for short-term needs, but which can also accommodate expansion, if expansion is anticipated or projected.”

STAFF ANALYSIS**Department of Planning and Zoning**Zoning Administration Division**Attachment B**

The proposed use is a public use under the Zoning Ordinance which is a permitted by right use in the R-2 District, subject to the R-2 District and other applicable regulations. The site is subject to Special Permit SP 2007-MA-159. It is noted that if the County acquires and takes over the property the existing special permit will become null and void.

Planning Division -- Historic Preservation**Attachment C**

The subject property is not included within the boundaries of a Fairfax County Historic Overlay District, nor listed on the Fairfax County Inventory of Historic Sites or the National Register of Historic Places. The subject property is recorded in the historic structures survey file and documented in the *Cemeteries of Fairfax County, Virginia, A report to the Board of Supervisors*, Brian A. Conley, 1994 as the St. Paul's Episcopal Church Cemetery. There are no properties in the immediate vicinity of the property which is the subject of this application that are within the boundaries of a Fairfax County Historic Overlay District, listed on the Fairfax County Inventory of Historic Sites or the National Register of Historic Places or documented in the historic structures survey file that would be negatively impacted by the expansion of a cemetery.

Recommendations include: 1) Consider nominating the St. Paul's Episcopal Church Cemetery to *The Fairfax County Inventory of Historic Sites*. If found eligible, this honorific listing would recognize the importance of the church and its cemetery; 2) Consider coordinating with the History Commission to determine if a historical marker is merited; and 3) Concur with recommendation by the Park Authority's Cultural Resource Management and Protection Section that a Phase I archaeological survey be conducted.

In response, DPWES staff noted that the nomination process to the County Inventory will be reviewed, and staff will coordinate with the History Commission to determine if a historical marker is merited. The current property owner provided an archeological study (cemetery delineation). It should be noted that DPWES staff is working with the Fairfax County Park Authority to begin a Phase I archaeological study.

Planning Division -- Environment and Development Review Branch**Attachment D**

Staff determined that there are no major environmental impacts anticipated and offered the following considerations to ensure environmental quality.

Tree Preservation---Much of the site contains mature tree canopy. It is recommended that mature trees are preserved to the extent possible. Additional plantings along property lines would also aid in screening the cemetery from adjacent residences.

Noise & Light Impacts---No adverse noise impacts are expected to be produced from the proposed park uses. Additional tree plantings are recommended to provide additional screening from adjacent residential uses.

Soil & Erosion---There are no problematic soils (asbestos-containing, marine clay, etc.) associated with this site. Erosion and sedimentation may be a concern as future plots are dug. The applicant should indicate how soil will be removed and/or moved around the site.

Countywide Trails Plan---The Countywide Trails Plan map indicates that there is a major paved trail planned along Lincolnia Road at this location. There is a trail currently provided along the east side of Lincolnia Road.

In response, DPWES staff noted that most of the existing site and trees will remain undisturbed for as long as practical, to maximize tree coverage to the greatest extent possible. Over time, burials will require removal of some trees. Additional plantings along the property lines will be proposed with the Minor Site Plan, in accordance with an associated transitional screening and barrier matrix. It is noted that there is limited opportunity to provide additional plantings north of the existing cemetery given the proximity of the existing cemetery to the property line. Most excavated soil will be returned to the plot; excess soil will either be relocated on the site or hauled away, as appropriate. The Lincolnia Road trail will run along the opposite side of Lincolnia Road. The cemetery site will be able to accommodate the Lincolnia Road Trail should it be shifted to the cemetery side of the road.

Fairfax County Department of Transportation

Transportation Planning Section

Attachment E

Staff determined that there are no road improvements shown on the Fairfax County Transportation Plan Map in the vicinity of the proposed project. The Fairfax County Countywide Trails Plan shows a planned major paved trail along the north side of Lincolnia Road; the proposed cemetery is located on the south side and should have no impact on the planned trail. If the alignment of the planned trail is adjusted to run along the south side of the road, the conceptual plan provided with the application proposes a 50' setback from Lincolnia Road to accommodate the trail or other improvements to the road itself. There are no expected impacts to existing transit service.

In response, DPWES staff noted that no road improvements are proposed with this plan, except to include a driveway. A reservation of right of way will be included with the Minor Site Plan.

Virginia Department of Transportation

Attachment F

VDOT staff commented that for ease of access and to reduce the likelihood of gravel being tracked onto the roadway, the first 20 feet of the driveway should be paved.

In response, DPWES staff noted that the Minor Site Plan will include a 20-foot paved driveway, as requested. If necessary to avoid stormwater management and BMP issues, Fairfax County reserves the right to install a pervious hard surface in lieu of the paved driveway.

Fairfax County Park Authority

Attachment G

The subject property contains a known cemetery. It is recommended that the cemetery be delineated to ensure that unmarked graves are not disturbed prior to any ground disturbing activities. The area contains moderate potential for archaeological sites; therefore it is recommended that the site undergo a Phase I archaeological survey, to determine the presence or absence of archaeological sites. The presence of artifacts may require Phase II testing to determine eligibility for inclusion on the National Register of Historic Places. The comments provided note in error that there is a structure (church) on site. The church is estimated to have been destroyed in the 1940s.

In response, DPWES staff noted that the existing cemetery has been delineated. It should be noted that DPWES staff is working with the Park Authority to begin the Phase I archaeological study for the remainder of the site.

Department of Public Works and Environmental Services**Urban Forest Management Division, Forest Conservation Branch*****Attachment H***

The applicant should provide an existing vegetation map, 10-year canopy calculations, tree preservation target levels, and transitional screening I (25 feet wide) along with a Type D, E, or F barrier as required by 13-303 of the Zoning Ordinance. A landscape plan should be provided, as well as the layout of future burial plots to determine impacts to existing trees critical root zones. The gravel parking lot and the limits of clearing and grading should be added to the plan.

In response, DPWES staff noted that an existing vegetation map will be provided with the Minor Site Plan. The existing vegetation map will include the tree preservation target calculations and statement. A waiver of 10-year tree canopy will be submitted with the Minor Site Plan, due to the proposed use as a cemetery. As the burial area expands slowly each year, the canopy shape and coverage will evolve and interior trees will be lost. The applicant proposes to leave most of the existing site and trees undisturbed for as long as practical, perhaps as long as 20-50 years, to maximize tree coverage. Screening and barrier requirements will be evaluated in accordance with the Zoning Ordinance. A landscape plan will be provided with the Minor Site Plan showing proposed vegetation suitable for the proposed use. The Minor Site Plan will generally define the layout of burial plots, recognizing that the plots are subject to cultural and societal considerations (including orientation and cremation). The future gravel parking lot will be included with the Minor Site Plan. The Minor Site Plan will include the limits of clearing and grading. The clearing may be phased depending on current versus future needs.

Site Development and Inspections Division***Attachment I***

Staff noted that there is no Resource Protection Area (RPA) on this site. Water quality controls are required for this development, if not waived. The Chesapeake Bay Preservation Ordinance considers gravel parking areas as impervious surfaces. There are no regulated floodplains on the property, and no downstream flooding or erosion complaints on file. Stormwater detention is required, if not waived.

In response, DPWES noted that with submission of the Minor Site Plan, and taking into account the gravel parking area, the intention is to seek a waiver of water quality controls if necessary. It is also the intention to seek a waiver of stormwater detention if necessary.

Fire and Rescue Department***Attachment J***

No comment.

Fairfax Water***Attachment K***

Adequate domestic water service is available at the site from an existing 12-inch water main located in Lincolnia Road.

Fairfax County DPWES Response to Comments***Attachment L***

The DPWES response to comments addresses the comments noted above.

CONFORMANCE WITH THE COMPREHENSIVE PLAN***Attachment M***

Va. Code Sec. 15.2-2232, as amended, requires that the Planning Commission determine whether the general location or approximate location, character, and extent of the proposed facility are substantially in accord with the adopted Comprehensive Plan:

Location

The proposed cemetery, if purchased by Fairfax County, will be located on public property identified on the Comprehensive Plan Map for public facility (institutional) use. The proposed cemetery is well located to serve the residents of Fairfax County. The site meets Human Services goals to locate facilities near public transportation, and will allow easy access for visitors of those buried in the cemetery. The proposed location also meets Public Facility Plan guidance to locate new facilities to provide convenient service and to site facilities appropriately to the area they are intended to serve. The proposal meets both Public Facilities and Human Services goals by acquiring the site for public facility use through purchase. Although this purchase is not in advance of the demand (the County currently uses contract services to meet the need for burials), the proposal is in general conformance with County goals, as the proposal will meet the County's anticipated need for the next 50 years.

Character

The site is developed with a cemetery and surrounded by residential uses. Enhancing the cemetery is an appropriate use for this site, and will not have a negative impact on the character of the site or the adjacent area. The proposed cemetery will meet requirements for screening and will minimize impacts to existing trees. The burials will begin towards the back (western end) of the site to further minimize visual impacts to the adjacent residents. A small gravel parking lot is proposed to accommodate visitors on site. No site lighting is proposed. The proposed meets Plan guidance for Public Facilities and Human Services goals to locate facilities in areas of compatible land use and to promote or enhance the community identity. Grave markers will be flush to the ground which will allow for ease of maintenance and further minimize visual impacts to the surrounding community. Continued access and use of the existing family plots is included with the proposal, and meets Plan guidelines to design facilities to promote and enhance the community identity of existing character.

Extent

The proposed cemetery use at this approximately one-acre site will meet the County's projected needs for the next 50 years, which meets Plan guidelines to locate facilities on sites which have adequate acreage for short-term needs, but can also accommodate expansion. Access will be provided from Lincolnia Road, to a small gravel parking lot. No site lighting is proposed, except as may be required for security purposes.

CONCLUSIONS AND RECOMMENDATIONS

Staff concludes that the subject proposal by the Fairfax County Department of Public Works and Environmental Services, to develop a County Indigent Cemetery at 6271 Lincolnia Road, Alexandria, VA 22312, satisfies the criteria of location, character, and extent as specified in Va. Code Sec. 15.2-2232, as amended. Staff therefore recommends that the Planning Commission find the subject Application 2232-M11-24 substantially in accord with provisions of the adopted Comprehensive Plan.

COUNTY OF FAIRFAX, VIRGINIA
APPLICATION FOR DETERMINATION
PURSUANT TO
SECTION 15.2-2232 OF THE CODE OF VIRGINIA

Application Number: 2232-M11-24
(assigned by staff)

The application contains three parts: I. Application Summary; II. Statement of Justification; and III. Telecommunication Proposal Details. Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.

(Please Type or Print All Requested Information)

PART I: APPLICATION SUMMARY

ADDRESS OF PROPOSED USE

Street Address: 6271 Lincolnia Road

City/Town: Alexandria, VA Zip Code: 22312

APPLICANT(S)

Name of Applicant: Fairfax County Dept. of Public Works & Environmental Services

Street Address 12000 Government Center Parkway, Suite 449

City/Town: Fairfax State VA Zip Code 22035

Telephone Number: Work (703) 324-5800 Fax (703) 324-4365

E-mail Address: andrew.miller@fairfaxcounty.gov

Name of Applicant's Agent/Contact (if applicable) Andrew G. Miller, DPWES/BDCCD

Agent's Street Address Same

City/Town _____ State _____ Zip Code _____

Telephone: Work (571) 213-0213 Fax (____) _____

PROPOSED USE

Street Address: 6271 Lincolnia Road

Fairfax Co. Tax Map and Parcel Number(s) Tax Map 72-2 ((1)) 39

Brief Description of Proposed Use:

The site is currently a vacant property that the County will acquire for use as the
County Indigent Cemetery.

Total Area of Subject Parcel(s) 1.14 Acres (acres or square feet)

Portion of Site Occupied by Proposed Use All (acres or square feet)

Fairfax County Supervisor District: Mason

Planned Use of Subject Property (according to Fairfax County Comprehensive Plan):

Comprehensive plan notes Parcel 72-2((1))39 to be maintained for cemetery use
and open space.

Zoning of Subject Property: R-2 Residential

List all applicable Proffer Conditions, Development Plans, Special Exceptions,
Special Permits or Variances previously approved and related to this site

Not Applicable.

PROPERTY OWNER(S) OF RECORD

Owner: Eastwood Properties, Inc.

Street Address: 3050 Chain Bridge Road, Suite 103

City/Town: Fairfax State: VA Zip Code: 22030

PART II, entitled "Statement of Justification," pages 4 through 6, shall be completed
by all applicants and included as part of the application. **PART III**, entitled

"Telecommunication Proposal Details," pages 7 through 9, also shall be completed and included for all proposed telecommunication uses.

Name of Applicant or Agent: Andrew G. Miller, DPWES Building Design & Construction Division

Signature of Applicant or Agent Andrew G Miller

Date DECEMBER 12, 2011

Please do not staple, bind or hole-punch this application. Please provide at least one copy of all pages, including maps and drawings, on 8.5 x 11 inch paper.

Submit completed application to:

**Fairfax County
Department of Planning and Zoning, Planning Division
Herrity Building
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035**

FOR STAFF USE ONLY

Date application received: 12/20/11

By: DPZ

Additional information requested to complete application:

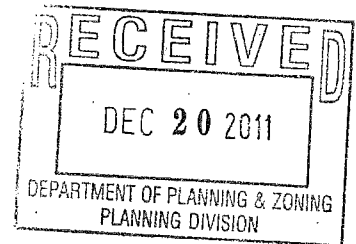
Date application accepted: 1/6/12

By: MM

Section 15.2-2232 Review
County Indigent Cemetery
Project Number 303/009478
December 9, 2011

1. AGENCY SUBMITTING THE APPLICATION:

Department of Public Works and Environmental Services
Building Design & Construction Division, Building Design Branch
12000 Government Center Parkway, Suite 449, Fairfax, VA 22035-0054
703-324-5800 (phone)
703-324-4365 (fax)



Contact Person:

Katayoon Shaya, Senior Architect
703-324-5389 (phone)
703-324-4365 (fax)

2. LOCATION AND DESCRIPTION OF THE PROPERTY

Street Address: 6271 Lincolnia Rd, Alexandria, VA 22312
Property ID: Tax Map 72-2 ((1)) 39
Supervisor District: Mason District
Planning Area: 1
Planning District: Lincolnia

Description of Property:

The property is zoned as R-2 (Residential 2 DU/AC) with a site area of approximately 1.14 acres. The site is relatively flat with minimal slope from east to west and is bounded by Lincolnia Road to the east, single family houses and town houses to the north and south respectively, and wooded open space to the west. The site contains, in the north part, the historic St. Paul's Episcopal Church Cemetery with 74 markers in roughly 16 family plots. Access to the site is from Lincolnia Road.

PART II: STATEMENT OF JUSTIFICATION

1. DESCRIPTION OF THE PROPOSED USE:

- **Type of Operation or Facility:** The site will be acquired for use as the County Indigent Cemetery. The site currently contains 16 family plots which will remain and access to families will continue to be provided.
- **Dimensions of all buildings and structures including maximum heights:** Not applicable
- **Material, color, or finish of buildings or structures:** Not applicable
- **Hours and days of operation:** Visitation generally during daylight hours. (Lighting not proposed.)
- **Estimated number of employees and facility users (patrons, visitors, students, etc.) expected daily:** Minimal visitation expected.

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- **Service area of the proposed use:** The County Indigent Cemetery is located in Mason District. The cemetery serves the citizens of Fairfax County.
- **Maintenance requirements and frequency:** Standard landscaping services and routine grounds maintenance will be provided. Equipment will be brought to the site for burials, as necessary. Parking area will be cleared of snow as necessary.
- **Facility power/energy requirements and operating frequency:** Not applicable
- **Manufacturer's specifications for proposed equipment:** Columbaria will be designed and installed.
- **Auxiliary equipment/facility required in support of proposed facility:** Not applicable. Maintenance equipment and grave-digging equipment will be brought to the site by trailer, as necessary.

2. REQUIREMENT FOR PROPOSED USE:

- **Why the new/expanded facility is needed:** County is currently using contract services for burials, as the county- owned properties used for this purpose have no additional capacity. Acquisition of this property will provide the needed capacity for long term use, and also be suitable for mass-casualty events, if necessary. Currently the site has a small cemetery, containing 74 markers in roughly 16 family plots. The site will be designed to include approximately 800 grave sites in addition to columbaria. The rate of burials is anticipated to be ten to fifteen burials per year, which will meet county's need for the indigent burials for the next 50 plus years.
- **Why proposed location is the best location for the proposed use:** A cemetery currently exists on the site and will be maintained. As such, the proposed use is compatible with the existing use of this property. The site, easily accessible from Lincolnia Road, meets the requirements of the Department of Family Services, who will operate the site, for land and columbaria for future burials, as well as public transportation access. The site can also accommodate a parking area.
- **Why proposed location and type of facility is the least disruptive alternative:** The property contains an existing cemetery. The proposed use will be compatible with the current use of the site.
- **Relevant standards/criteria supporting the facility and location:** The site development will meet all County, State, and Federal codes as applicable.
- **Vicinity or general area to be serviced by proposed use:** The cemetery will serve the citizens of Fairfax County.

3. ANTICIPATED IMPACTS ON ADJOINING PROPERTIES AND ON- AND OFF-SITE ENVIRONMENTAL FEATURES:

- **Traffic impacts:** No additional traffic is expected to be generated from the cemetery use. Per previously-granted FCDOT and VDOT approval, a reservation of right of way along the frontage is required in lieu of actual right of way dedication. If future widening of Lincolnia Drive occurs (by others), the right of way will be available. Setbacks for the County Indigent Cemetery are based on the future right of way.
- **Noise and light impacts:** The site will not have any major on or off site noise impact other than that generated by the vehicles accessing the facility. No lighting installation is planned for the site, however, should lighting be required as part of future site development, the fixtures will meet the Zoning Ordinance requirements for cut off fixtures. Appropriate setbacks and buffers will be provided in accordance with the Zoning Ordinance.
- **Impact on environmental features of site:** No immediate improvements to the site are anticipated. Limited clearing will be undertaken in the future for minor improvements to include installation of a gravel parking area off of the entrance at Lincolnia Road, a gravel driveway, additional landscaping, and barrier fence. Appropriate erosion and sediment control measures will be installed as required.
- **Impact on air and water quality:** No change in air quality is anticipated.
- **Water quality:** No change in water quality is anticipated.
- **Visual impacts:** Appropriate transitional screening and barriers, and necessary landscaping will be provided as applicable to meet the Zoning Ordinance requirements..

4. **ALTERNATIVE SITE CONSIDERED FOR THE PROPOSAL:** An alternative site located at 9501 Old Colchester Road (Mount Vernon District); Tax Map 108-3 ((1)) 21 was evaluated for this purpose but was found less suitable and more expensive due to perched water conditions, archeological considerations and lack of readily available public transportation nearby. This site may be reconsidered in the future, if necessary.
5. **PROPERTY IDENTIFICATION MAP AT 1"= 500' IDENTIFYING THE PROPOSED SITE FOR THE FACILITY OR USE -** See Exhibit #1 – Vicinity Map
6. **PROPOSED FACILITY PLAN (AT A SCALE OF 1"= NO MORE THAN 50') -** See Exhibit #2 – Proposed Site Layout
7. **REDUCED COPY OF PLAN-** Not Applicable.
8. **OTHER INFORMATION AS MAY BE DEEMED APPROPRIATE BY THE 2232 REVIEW COORDINATOR-** Fairfax County has made a contract offer to purchase the property

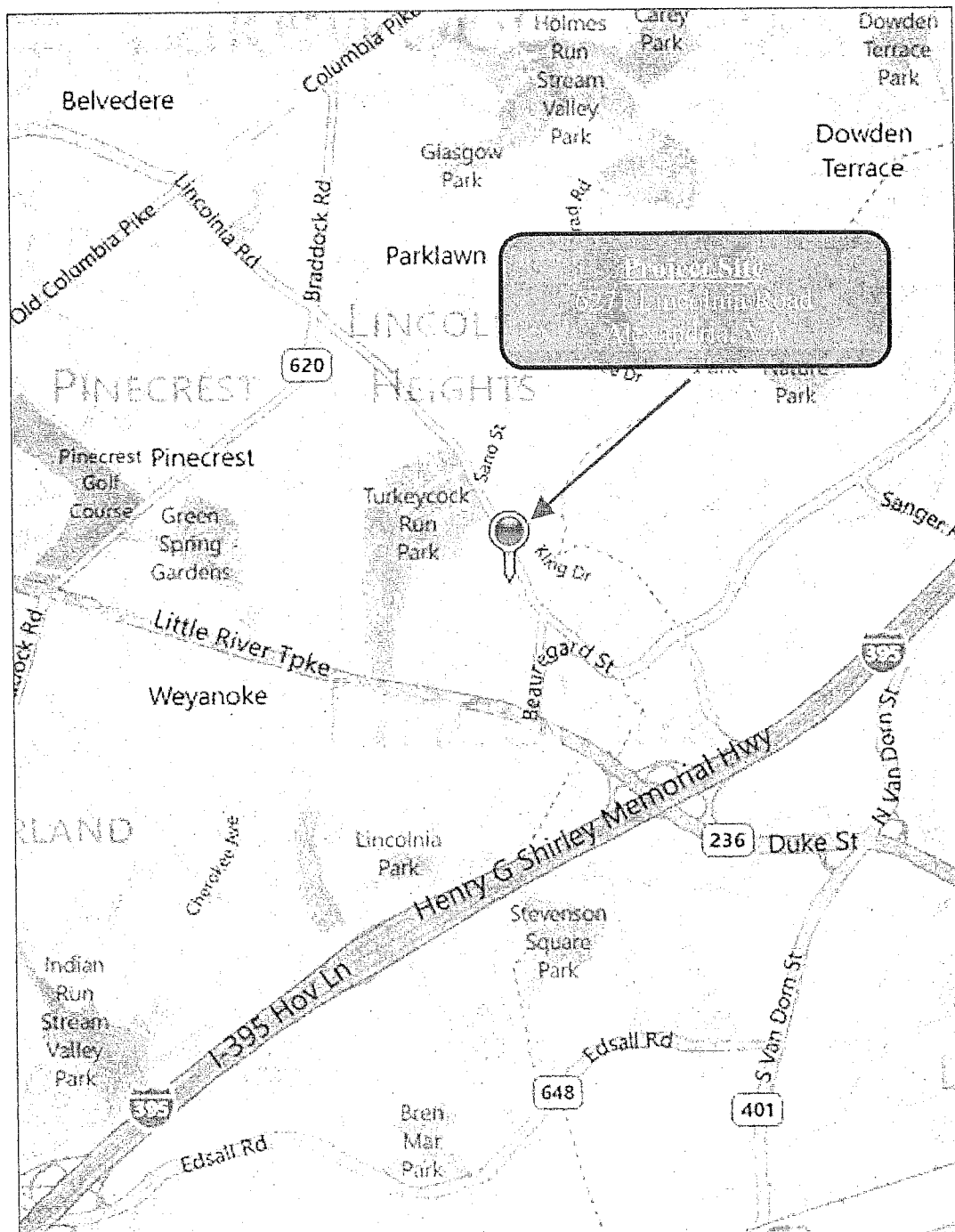
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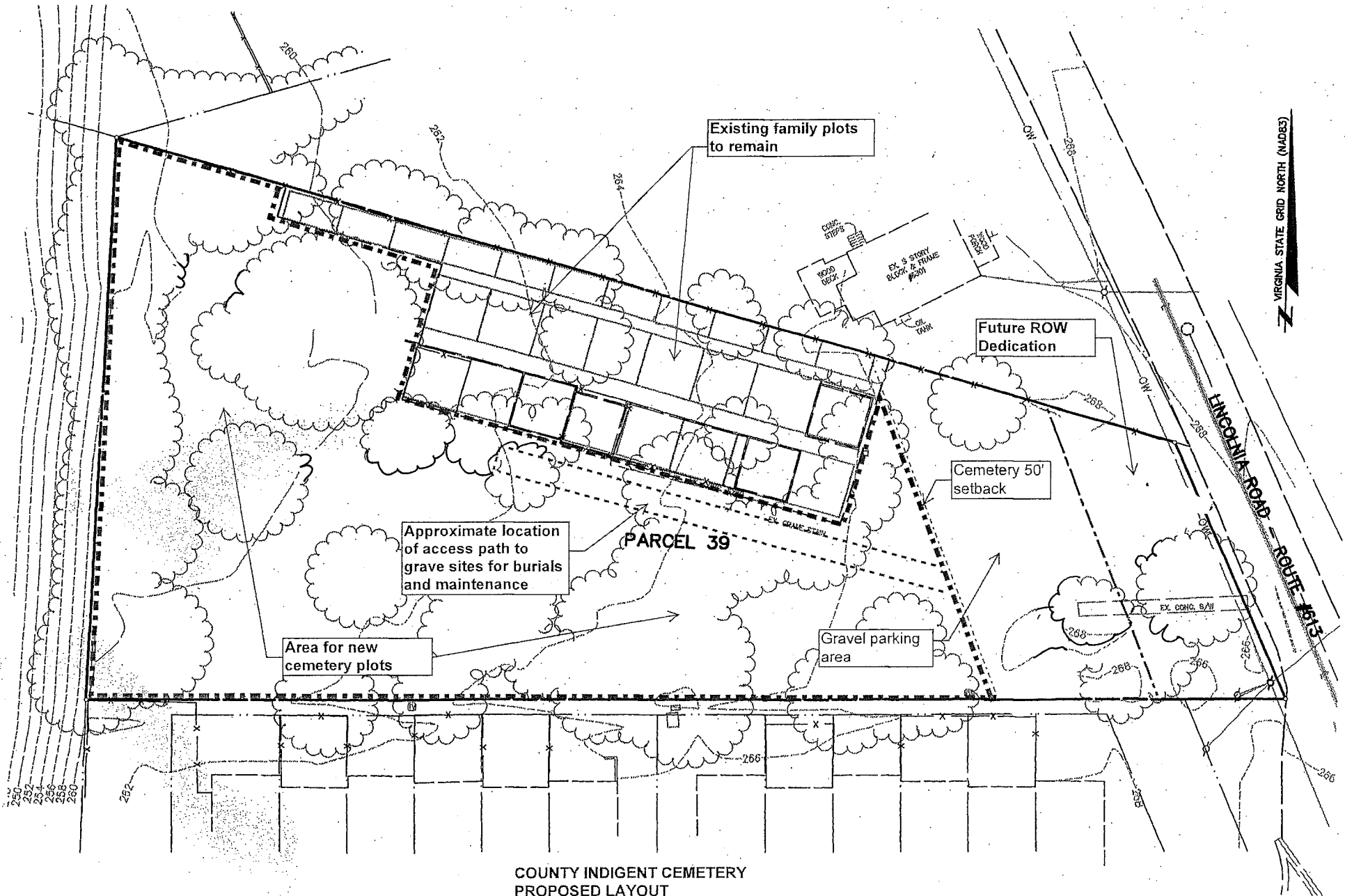
that is the subject of this application. Approval of this request for a 2232 Determination is a condition of the County's contract offer. The site layout contained herein (Exhibit #2) is based on a conceptual site study performed by the Department of Public Works and Environmental Services, prepared to determine the potential site capacity for burial use. In 2007, a rezoning application, RZ 2007-MA-010 to implement Comprehensive Plan option for townhomes with preservation of existing cemetery, was withdrawn by the current property owner. In March 2008, SP 2007-MA-159 was approved to preserve, improve and expand the existing cemetery. Archeological work was completed by current owner and no archeological finds have been recorded.

Any changes to the information contained herein, which results from ongoing coordination with citizen's groups and Fairfax County review agencies will be forwarded to the Department of Planning and Zoning as soon as possible.

Section 15.2-2232 Review
County Indigent Cemetery
Project Number 303/009478
Exhibit #1- Vicinity Map

6271 Lincolnia Road, Alexandria, VA





COUNTY INDIGENT CEMETERY
PROPOSED LAYOUT
 NTS

Exhibit #1- Proposed Site Layout




County of Fairfax, Virginia

MEMORANDUM

DATE: December 12, 2011

TO: Fred Selden, Director
Department of Zoning and Planning

FROM:  Katayoon Shaya, Senior Architect
Building Design and Construction Division, DPWES

SUBJECT: County Indigent Cemetery, Project #303/009478

REFERENCE: Request for 15.2-2232 Determination

PURPOSE:

This memorandum transmits an application for 15.2 –2232 Determination to permit the expansion of use in the cemetery located at 6271 Lincolnia Road (Tax Map 72-2((1))39) for public use as the County Indigent Cemetery. The property is privately owned and Fairfax County has made a contract offer to purchase the property that is the subject of this application. Approval of this request for a 2232 Determination is a condition of the County's contract offer. The Fairfax County Comprehensive Plan, 2011 Edition, Lincolnia Planning District, notes this parcel to be maintained for cemetery use and open space.

RECOMMENDATION:


It is recommended that the Planning Commission take appropriate action pursuant to section 15.2-2232 of the Code of Virginia to allow for the expansion of use of this site for County Indigent Cemetery.

BACKGROUND:

The attached application details the character, extent and location of the project.

J:\CAP\Projects\Building Design\County Cemetery\Lincolnia Site\2232\2232 App cover memo.doc

Attachment: As Stated

cc: Barbara Antley, Director, Adult and Aging Division, Department of Family Services
 Leanna O'Donnell, Planning Division, Department of Planning and Zoning
Carey Needham, Director, Building Design and Construction Division, DPWES
James Ratliff, Project Coordinator, Land Acquisition Division, DPWES

Department of Public Works and Environmental Services

Building Design & Construction Division

12000 Government Center Parkway, Suite 449

Fairfax, VA 22035-0052

Phone: 703-324-5800, TTY: 1-800-828-1120, Fax: 703-324-4365

www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

DATE: January 10, 2012

TO: Leanna O'Donnell
Planning Division, DPZ

FROM: Lorrie Kirst
Deputy Zoning Administrator
for Ordinance Administration Branch

SUBJECT: 2232-M11-24
Lincolnia Road Cemetery
6271 Lincolnia Road
Tax Map: 72-2 ((1)) 39
Zoning District: R-2

The property is zoned R-2 District and contains approximately 1.14 acres. The northern portion of the site contains the St. Paul's Episcopal Church Cemetery with 74 markers in 16 family plots. The cemetery is subject to Special Permit SP 2007-MA-159. It is my understanding that the County is in the process of acquiring the property for the purposes of using the property as the County Indigent Cemetery. The existing graves will remain and access to family members will continue to be provided.

The proposed use is a public use under the Zoning Ordinance which is a permitted by right use in the R-2 District, subject to the R-2 District and other applicable regulations. It is noted that when the County acquires and takes over the property the existing special permit will become null and void.

Department of Planning and Zoning

Zoning Administration Division

Ordinance Administration Branch

12055 Government Center Parkway, Suite 807

Fairfax, Virginia 22035-5505

Phone 703-324-1314 FAX 703-803-6372

www.fairfaxcounty.gov/dpz





County of Fairfax, Virginia

MEMORANDUM

DATE: 30 January 2012

TO: Leanna Hush O'Donnell, Planner, Facilities Planning Branch

FROM: Linda Cornish Blank, Historic Preservation Planner *LCB*

SUBJECT: 2232-M11-24, 6271 Lincolnia Rd., Tax Map 72-2 ((1)) 39; expand the current cemetery use onto the vacant portion of the approximately 1.14 acre parcel for public use as a County indigent cemetery.

Finding: The subject property is not included within the boundaries of a Fairfax County Historic Overlay District, nor listed on the Fairfax County Inventory of Historic Sites or the National Register of Historic Places. The subject property is recorded in the historic structures survey file and documented in the *Cemeteries of Fairfax County, Virginia, A report to the Board of Supervisors*, Brian A. Conley, 1994 as the St. Paul's Episcopal Church Cemetery. There are no properties in the immediate vicinity of the property which is the subject of this application that are within the boundaries of a Fairfax County Historic Overlay District, listed on the Fairfax County Inventory of Historic Sites or the National Register of Historic Places or documented in the historic structures survey file that would be negatively impacted by the expansion of a cemetery.

Background: According to the 2005 cemetery delineation conducted by Thunderbird Archeology, the St. Paul's Episcopal Church Cemetery contains seventy-four grave markers and two unmarked graves within the burial delineation area. The grave marker inscriptions cited in the delineation study indicated burial dates ranging from 1903 – 2004.

The church building is believed to have been destroyed in the 1940s; no church building was rebuilt. The Trustees of the Episcopal Church in Virginia sold the property to Eastwood Properties; recorded January 1, 2007.

During a proposed rezoning of the property in 2007-2008, members of the Fairfax County History Commission were contacted to ascertain if the property warranted a historical marker. It is unclear if a decision was reached regarding placing a marker.

Cultural Resource Management and Protection Section (CRMPS) of the Fairfax County Park Authority provided comment and recommendation for the proposed expanded use as a cemetery. The following was included in that comment and recommendation: "The area contains moderate potential for archaeological sites; therefore, it is recommended that the parcel undergo a Phase I archaeological survey, in order to determine the presence or absence of archaeological sites".

Recommendation: 1) Consider nominating the St. Paul's Episcopal Church Cemetery to *The Fairfax County Inventory of Historic Sites*. If found eligible, this honorific listing would recognize the importance of the church and its cemetery; 2) Consider coordinating with the History Commission to determine if a historical marker is merited; and 3) Concur with recommendation by the CRMPS that a Phase I archaeological survey be conducted.

Department of Planning and Zoning

Planning Division

12055 Government Center Parkway, Suite 730

Fairfax, Virginia 22035-5509

Phone 703-324-1380

Fax 703-324-3056

www.fairfaxcounty.gov/dpz/





County of Fairfax, Virginia

MEMORANDUM

DATE: January 23, 2012

TO: Chris Caperton, Chief
Facilities Planning Branch, DPZ

FROM: Pamela G. Nee, Chief
Environment and Development Review Branch, DPZ

SUBJECT: **Environmental Assessment:**
2232-M11-24, Lincoln Road Cemetery

This memorandum has been prepared by Scott Brown. The applicant, Fairfax County Department of Public Works & Environmental Services, seeks review of the proposed County Indigent Cemetery in accordance with Section 15.2-2232 of the Code of Virginia requiring that the general location, character and extent of the public park be found by the Planning Commission to be substantially in accord with the adopted Comprehensive Plan.

The proposed County Indigent Cemetery will utilize a 1.14-acre residentially zoned property (R-2) at 6271 Lincoln Road in Alexandria, VA that includes tax map parcel 72-2 ((1)) 39 in its entirety. The property is currently used as a private cemetery with 74 markers over 16 family plots on the north side of the property. These plots will be retained in their existing locations and accessible to those families, while the remainder of the developable area will be utilized for County burials.

As proposed there are no major environmental impacts anticipated by planning staff. The following are considerations that are recommended to ensure environmental quality.

Water Quality

The subject property is located in the Cameron Run watershed. There are no streams, floodplains, Resource Protection Areas (RPA), or Environmental Quality Corridors (EQC) associated with this site.

Tree Preservation

Much of the site contains mature tree canopy. It is recommended that mature trees are preserved to the extent possible. Additional plantings along property lines would also aid in screening the cemetery from adjacent residences.

Department of Planning and Zoning
Planning Division
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Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



Chris Caperton
2232-M11-24
Lincolnia Road Cemetery
Page 2

Noise & Light Impacts

No significant noise impacts are expected to be produced from the proposed park uses. Additional tree plantings are recommended to provide additional screening from adjacent residential uses.

Soil & Erosion

There are no problematic soils (asbestos-containing, marine clay, etc.) associated with this site. Erosion and sedimentation may be a concern as future plots are dug. The applicant should indicate how soil will be removed and/or moved around the site.

Countywide Trails Plan

The Countywide Trails Plan map indicates that there is a major paved trail planned along Lincolnia Road at this location. It appears there is a trail currently provided along the east side of Lincolnia Road.

PGN/STB



County of Fairfax, Virginia

MEMORANDUM

DATE: January 31, 2012

TO: Chris Caperton, Chief
Facilities Planning Branch, DPZ

FROM: Leonard Wolfenstein, Chief *L.W.*
Transportation Planning Section
Department of Transportation

FILE: 10-5

SUBJECT: Application for 15.2-2232 determination – 2232-M11-24 to establish a County Indigent Cemetery located at 6271 Lincolnia Road in Alexandria, Va.

The Fairfax County Department of Transportation (FCDOT) has reviewed the above 2232 application and has the following comments:

- There are no road improvements shown on the Fairfax County Transportation Plan Map in the vicinity of the proposed County Indigent Cemetery.
- The Fairfax County Countywide Trails Plan shows a planned major paved trail along the north side of Lincolnia Road. The proposed Indigent Cemetery is located on the south side of Lincolnia Road and should have no impact on the planned trail. If the alignment of the planned Lincolnia Road Trail is adjusted to run along the south side of Lincolnia Road, the site plan provided with this application proposes a 50' setback from Lincolnia Road that should accommodate the Lincolnia Road Trail or other improvements to Lincolnia Road itself.
- No Fairfax Connector or Metrobus routes will be affected by the proposed park location; therefore, there should be no effect on existing transit service.

There appears to be no other significant traffic impacts resulting from the proposed use for the site. If you have any questions please feel free to contact Kris Morley-Nikfar (tel. 703-877-5672) Kris.Morley-Nikfar@fairfaxcounty.gov.

Cc: Leanna O'Donnell, DPZ
Angela Rodeheaver, FCDOT
Karyn Moreland, FCDOT
Charlie Strunk, FCDOT
Kris Morley-Nikfar, FCDOT
Jaak Pedak, FCDOT
Randy White, FCDOT
Chris Wells, FCDOT



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Gregory Whirley
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

January 30, 2012

Ms. Leanna O'Donnell
Fairfax County Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5505

Re: Lincolnia Road Cemetery
Fairfax County Plan No: 2232-M11-24

Dear Ms. O'Donnell:

We have reviewed the above referenced plan and provide the following comment:

1. For ease of access and to reduce the likelihood of gravel being tracked into the roadway, VDOT would like to have the first 20' of the driveway paved.

Sincerely,

Paul J. Kraucunas, P.E.
Land Development Program Manager

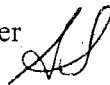
cc: Fairfax Permits



FAIRFAX COUNTY PARK AUTHORITY

..... M E M O R A N D U M

TO: Fred Selden, Director
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD 

DATE: January 27, 2011

SUBJECT: 2232-M11-24; Lincolnia Road Cemetery
Tax Map Number: 72-2 ((1)) 39

BACKGROUND

The Park Authority staff has reviewed the Request for 2232 Determination dated December 12, 2011, for the above referenced application. The application seeks to permit the expansion of use in the cemetery located at 6271 Lincolnia Road for public use as the County Indigent Cemetery.

ANALYSIS AND RECOMMENDATIONS

Cultural Resources Impact:

The subject parcel contains a known cemetery and a structure dating to at least 1937. The current cemetery is recommended to be delineated in order to ensure that unmarked graves are not disturbed prior to any ground disturbing activities. The structure should be assessed by a qualified historic architect, prior to demolition.

The area contains moderate potential for archaeological sites; therefore, it is recommended that the parcel undergo a Phase I archaeological survey, in order to determine the presences or absence of archaeological sites. If sites are found, recommend Phase II archaeological testing in order to determine if sites are eligible for inclusion into the National Register of Historic Places. If sites found eligible, recommend avoidance or Phase III archaeological data recovery, if sites cannot be avoided. At the completion of any cultural resource studies, The Park Authority requests that the applicant provide one copy of the archaeology report as well as field notes, photographs and artifacts to the Park Authority's Resource Management Division (Attention: Liz Crowell) within 30 days of completion of the study.

SUMMARY OF RECOMMENDATIONS

The analysis and recommendations identified the following major issues:

- Delineate the current cemetery and assess the structure for historical significance.
- Conduct a Phase I archaeological survey.

Fred Selden
2232-M11-24
Page 2

FCPA Reviewer: Jay Rauschenbach
DPZ Coordinator: Chris B. Caperton, Facilities Planning Branch Chief

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Chron Binder
File Copy

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County of Fairfax, Virginia

MEMORANDUM

January 24, 2012

TO: Ms. Leanna Hush O'Donnell AICP, Planner III
Facilities Planning Branch, Planning Division, DPZ

FROM: Nicholas J. Drunasky, Urban Forester II
Forest Conservation Branch, DPWES NJD

SUBJECT: Lincolnia Road Cemetery, 2232-M11-24

RE: Request for assistance dated January 9, 2012

This review is based upon the rezoning application 2232-M11-24 stamped as "Received by the Department of Planning & Zoning December 20, 2011."

General Comment: Chapter 122 of the Fairfax County Code, (Tree Conservation Ordinance) and Section 12 of the Public Facilities Manual (PFM), requirements for tree conservation, have not been addressed in this application. Additional Comments are provided addressing the 10-year tree canopy and landscaping requirements.

1. **Comment:** It is unclear what type of vegetation is present onsite since an existing vegetation map (EVM) has not been provided.

Recommendation: The applicant should provide an accurate EVM that depicts the location of any cover types identified in PFM Table 12.2 and one that meets the requirements of Zoning Ordinance, Chapter 112, Article 20 and all elements of PFM 12-0506.

2. **Comment:** Preliminary 10-year canopy calculations have not been provided and it is unclear how the tree canopy requirements (30%) will be met for the site.

Recommendation: The applicant should provide 10-year canopy calculations contained with table 12.10 from the PFM to demonstrate how 10-year canopy requirements will be met for the site in accordance with PFM 12-0511 and article 13.

3. **Comment:** It is unclear how the Tree Preservation Target will be met for the site since no calculations have been provided.

Recommendation: Information included in the EVM should be utilized to provide a Tree Preservation Target level in accordance with PFM 12-0508. The Tree

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



Preservation Target Calculations and Statement should be provided as shown in table 12.3.

4. **Comment:** It appears that transitional screening is required for all four sides of the property based on the surrounding residential uses.

Recommendation: The uses and zoning of the surrounding parcels should be added to the plan and Transitional Screening I (25 feet wide) along with a Type D, E, or F barrier provided as required by 13-303 of the Zoning Ordinance. A matrix should be provided to show how this requirement will be met.

5. **Comment:** It is unclear how the site may be landscaped.

Recommendation: A landscape plan should be submitted that shows a variety of suitable native and desirable trees and shrubs planted throughout the site. The applicant should consider using species that provide the opportunity to receive additional canopy credits in exchange for planting trees that provide specific environmental and ecological benefits, or species that are resistant to disease, pests, decay and negative impacts such as drought.

6. **Comment:** It is unclear where future plots will be dug and how they will impact the existing trees critical root zones.

Recommendation: The layout of future burial plots, along with all other site engineering information required for the review of tree conservation and landscaping requirements should be included.

7. **Comment:** The size and location of the future gravel parking lot are unclear making it difficult to tell how trees in the area will be impacted.

Recommendation: The future gravel parking lot should be added to the landscape plan.

8. **Comment:** The limits of clearing and grading are not shown on the plan.

Recommendation: The limits of clearing and grading should be added to the landscape plan as may be necessary for any site work proposed.

If you have any questions, please feel free to contact me at 703-324-1770.

NJD/
UFMID #: 167001





County of Fairfax, Virginia

MEMORANDUM

DATE: January 12, 2012

TO: Leanna O'Donnell, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Beth Forbes, Stormwater Engineer *BF*
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: 2232 Application #2232-M11-24, Lincolnia Road Cemetery, Application received December 12, 2011, LDS Project #13928-ZONA-003-1, Tax Map #72-2-01-0039, Mason District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site. Water quality controls are required for this development (PFM 6-0401.2A), if not waived. The CBPO considers gravel parking areas as impervious surfaces (CBPO 118-1-6(k)).

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are no downstream flooding or erosion complaints on file.

Stormwater Detention

Stormwater detention is required, if not waived (PFM 6-0301.3).

Please contact me at 703-324-1720 if you require additional information.

BF/

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, SDID, DPWES
Zoning Application File



O'Donnell, Leanna

From: Stone, Laurie A.
Sent: Tuesday, January 31, 2012 11:29 AM
To: O'Donnell, Leanna
Subject: RE: 2232-M11-24

Leanna – No comments from the Fire and Rescue Dept.

Laurie

From: O'Donnell, Leanna
Sent: Tuesday, January 31, 2012 11:16 AM
To: Stone, Laurie A.
Subject: 2232-M11-24

Hi Laurie,

Do you anticipate having any comments for 2232-M11-24 (proposed cemetery at 6271 Lincolnia Road)?

Thanks-Leanna

Leanna Hush O'Donnell, AICP
(703) 324-1272



Attachment K

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

**PLANNING & ENGINEERING
DIVISION**

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

January 19, 2012

Mr. Chris Caperton, Branch Chief
Facilities Planning Branch
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035

Re: Application No. 2232-M11-24
Lincolnia Road Cemetery
Tax Map: 72-2

Dear Mr. Caperton:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property can be served by Fairfax Water.
2. Adequate domestic water service is available at the site from an existing 12-inch water main located in Lincolnia Road. See the enclosed water system map.

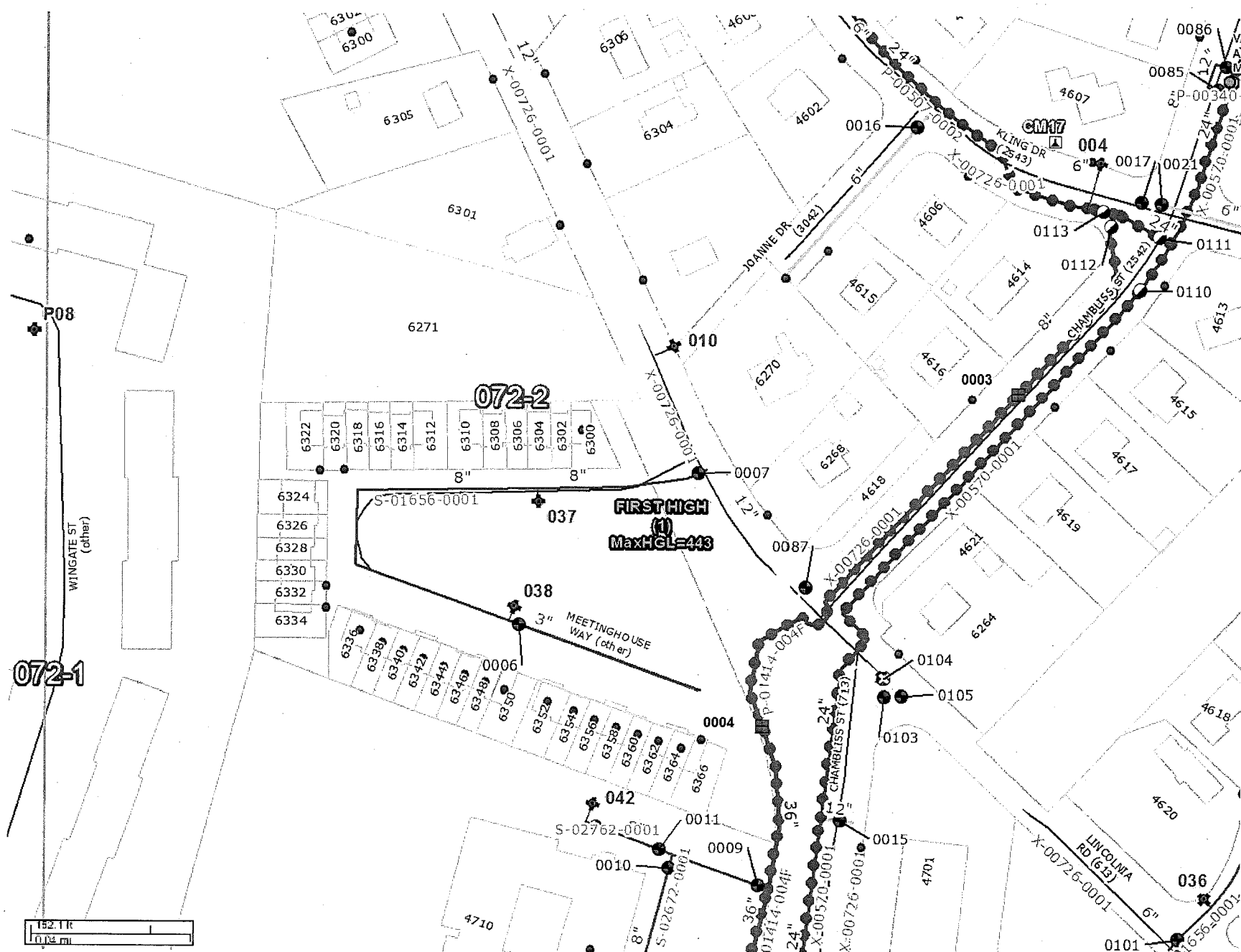
If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343

Sincerely,

A handwritten signature in cursive script that reads "Traci K. Goldberg".

Traci K. Goldberg, P.E.
Manager, Planning

Enclosure





County of Fairfax, Virginia

MEMORANDUM

DATE: February 13, 2012

TO: Ms. Leanna O'Donnell, AICP
Planning Division
Department of Planning and Zoning

FROM: *FW* Andrew Miller, Project Manager *yes*
Building Design Branch

SUBJECT: Lincolnia Road Cemetery, Project #303/009478, 2232 Application
Responses to the Historic Preservation Planner, of the Department of Planning
and Zoning, Planning Division

The Building Design Branch (BDB) offers the following responses to the Historic Preservation Planner (HPP) comments dated January 30, 2012:

1. HPP Comment: Consider nominating the St. Paul's Episcopal Church Cemetery to *The Fairfax County Inventory of Historical Sites*. If found eligible, this honorific listing would recognize the importance of the church and its cemetery.

BDB Response: The nomination process will be reviewed.

2. HPP Comment: Consider coordinating with the History Commission to determine if a historical marker is merited.

BDB Response: Staff will coordinate with the History Commission to determine if a historical marker is merited.

3. HPP Comment: Concur with recommendation by the CRMPS that a Phase I archeological survey be conducted.

BDB Response: An archaeological study has been provided by the seller, and will be shared with the Historic Preservation Planner.

J:\CAP\Projects\Building Design\County Cemetery\Lincolnia Site\2232\Review comments\Historic Preservation 2232 Response 2-13-12.docx

cc: Carey F. Needham, Director, Building Design and Construction Division, DPWES
Teresa Lepe, Chief, Building Design Branch, BDCD
Katayoon Shaya, Senior Architect, Building Design Branch, BDCD

Department of Public Works and Environmental Services
Building Design and Construction Division

12000 Government Center Parkway, Suite 449
Fairfax, VA 22035-0052

Phone: 703-324-5800, TTY: 1-800-828-1120, Fax: 703-324-4365
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

DATE: February 13, 2012

TO: Ms. Leanna O'Donnell, AICP
Planning Division
Department of Planning and Zoning

FROM: *AM* Andrew Miller, Project Manager *AM*
Building Design Branch

SUBJECT: Lincolnia Road Cemetery, Project #303/009478, 2232 Application
Responses to the Environmental and Development Review Branch, of the
Department of Planning and Zoning

The Building Design Branch (BDB) offers the following responses to the Environmental and Development Review Branch (EDRB) comments dated January 23, 2012:

1. EDRB Comment: Water Quality: The subject property is located in the Cameron Run watershed. There are no streams, floodplains, Resource Protection Areas (RPA), or Environmental Quality Corridors (EQC) associated with this site.

BDB Response: Noted.

2. EDRB Comment: Tree Preservation: Much of the site contains mature tree canopy. It is recommended that mature trees are preserved to the extent possible. Additional plantings along property lines would also aid in screening the cemetery from adjacent residences.

BDB Response: Most of the existing site and trees will remain undisturbed for as long as practical, to maximize tree coverage to the greatest extent possible. Over time, burials will require removal of trees. Additional plantings along the property lines will be proposed with the Minor Site Plan (MSP), in accordance with an associated transitional screening and barrier matrix.

3. EDRB Comment: Noise & Light Impacts: No significant noise impacts are expected to be produced from the proposed park uses. Additional tree plantings are recommended to provide additional screening from adjacent residential uses.

BDB Response: Transitional screening and barriers will meet the Zoning Ordinance requirements. It should be noted that the adjacent residential use to the north is nearly adjacent to the existing cemetery plots, limiting the opportunity to provide additional plantings in that area without disturbing the existing graves.



4. EDRB Comment: Soil & Erosion: There are no problematic soils (asbestos-containing, marine clays, etc.) associated with this site. Erosion and sedimentation may be a concern as future plots are dug. The applicant should indicate how soil will be removed and/or moved around the site.

BDB Response: As future plots are dug, most excavated soil will be returned to the plot. Excess soil will either be relocated on the site or hauled away, as appropriate.

5. EDRB Comment: Countywide Trails Plan: The Countywide Trails Plan map indicates that there is a major paved trail planned along Lincolnia Road at this location. It appears there is a trail currently provided along the east side of Lincolnia Road.

BDB Response: Per the Fairfax County Department of Transportation, the Lincolnia Road Trail will run on the opposite side of Lincolnia Road. The cemetery site will be able to accommodate the Lincolnia Road Trail should it be shifted to the cemetery side of the road.

AM/bl/T:\CAP\Projects\Building Design\County Cemetery\Lincolnia Site\2232\Review comments\EDRB-DPZ 2232 Response 2-13-12.docx

cc: Carey F. Needham, Director, Building Design and Construction Division, DPWES
Teresa Lepe, Chief, Building Design Branch, BDCD
Katayoon Shaya, Senior Architect, Building Design Branch, BDCD



County of Fairfax, Virginia

MEMORANDUM

DATE: February 13, 2012

TO: Ms. Leanna O'Donnell, AICP
Planning Division
Department of Planning and Zoning

FROM: *FM* Andrew Miller, Project Manager *Yeo*
Building Design Branch

SUBJECT: Lincolnia Road Cemetery, Project #303/009478, 2232 Application
Responses to the Fairfax County Department of Transportation

The Building Design Branch (BDB) offers the following responses to the Fairfax County Department of Transportation (FCDOT) comments dated January 31, 2012:

1. FCDOT Comment: There are no road improvements shown on the Fairfax County Transportation Plan Map in the vicinity of the proposed County Indigent Cemetery.

BDB Response: No road improvements are proposed with this plan, except to include a driveway. A reservation of right of way will be included with the Minor Site Plan (MSP).

2. FCDOT Comment: The Fairfax County Countywide Trails Plan shows a planned major paved trail along the north side of Lincolnia Road. The proposed Indigent Cemetery is located on the south side of Lincolnia Road and should have no impact on the planned trail. If the alignment of the planned Lincolnia Road Trail is adjusted to run along the south side of Lincolnia Road, the site plan provided with this application proposes a 50' setback from Lincolnia Road that should accommodate the Lincolnia Road Trail or other improvements to Lincolnia Road itself.

BDB Response: Noted.

3. FCDOT Comment: No Fairfax Connector or Metrobus routes will be affected by the proposed park location; therefore, there should be no effect on existing transit service.

BDB Response: Noted.

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cc: Carey F. Needham, Director, Building Design and Construction Division, DPWES
Teresa Lepe, Chief, Building Design Branch, BDCD
Katayoon Shaya, Senior Architect, Building Design Branch, BDCD

Department of Public Works and Environmental Services
Building Design and Construction Division
12000 Government Center Parkway, Suite 449

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Phone: 703-324-5800, TTY: 1-800-828-1120, Fax: 703-324-4365
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

DATE: February 13, 2012

TO: Ms. Leanna O'Donnell, AICP
Planning Division
Department of Planning and Zoning

FROM: *FM* Andrew Miller, Project Manager *ES*
Building Design Branch

SUBJECT: Lincolnia Road Cemetery, Project #303/009478, 2232 Application
Responses to the Virginia Department of Transportation

The Building Design Branch (BDB) offers the following responses to the Virginia Department of Transportation (VDOT) comments dated January 30, 2012:

1. VDOT Comment: For ease of access and to reduce the likelihood of gravel being tracked into the roadway, VDOT would like to have the first 20' of the driveway paved.

BDB Response: The Minor Site Plan (MSP) will include a 20' paved driveway, as requested. If necessary to avoid stormwater management and BMP issues, Fairfax County reserves the right to install a pervious hard surface in lieu of the paved driveway.

J:\CAP\Projects\Building Design\County Cemetery\Lincolnia Site\2232\Review comments\VDOT 2232 Response 2-13-12.docx

cc: Carey F. Needham, Director, Building Design and Construction Division, DPWES
Teresa Lepe, Chief, Building Design Branch, BDCD
Katayoon Shaya, Senior Architect, Building Design Branch, BDCD

Department of Public Works and Environmental Services
Building Design and Construction Division

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Phone: 703-324-5800, TTY: 1-800-828-1120, Fax: 703-324-4365

www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

DATE: February 13, 2012

TO: Ms. Leanna O'Donnell, AICP
Planning Division
Department of Planning and Zoning

FROM: *AM* Andrew Miller, Project Manager *AM*
Building Design Branch

SUBJECT: Lincolnia Road Cemetery, Project #303/009478, 2232 Application
Responses to the Fairfax County Park Authority

The Building Design Branch (BDB) offers the following responses to the Fairfax County Park Authority (FCPA) comments dated January 27, 2012:

1. FCPA Comment: Delineate the current cemetery, and assess the existing structure prior to demolition.

BDB Response: The current cemetery has already been delineated, and will be shown on the Minor Site Plan (MSP). The existing structure is no longer present on the site, and is estimated to have been destroyed in the 1940's.

2. FCPA Comment: Conduct a Phase I archaeological survey.

BDB Response: A study performed by the previous owner has been provided to Fairfax County, and will be shared with FCPA.

J:\CAP\Projects\Building Design\County Cemetery\Lincolnia Site\2232\Review comments\FCPA 2232 Response 2-13-12.docx

cc: Carey F. Needham, Director, Building Design and Construction Division, DPWES
Teresa Lepe, Chief, Building Design Branch, BDCD
Katayoon Shaya, Senior Architect, Building Design Branch, BDCD





County of Fairfax, Virginia

MEMORANDUM

DATE: February 13, 2012

TO: Ms. Leanna O'Donnell, AICP
Planning Division
Department of Planning and Zoning

FROM: *AM* Andrew Miller, Project Manager *AM*
Building Design Branch

SUBJECT: Lincolnia Road Cemetery, Project #303/009478, 2232 Application
Responses to the Forest Conservation Branch, of the Department of Public Works
and Environmental Services

The Building Design Branch (BDB) offers the following responses to the Forest Conservation Branch (FCB) comments dated January 24, 2012:

1. FCB Comment: It is unclear what type of vegetation is present on-site since an existing vegetation map (EVM) has not been provided.

FCB Recommendation: The applicant should provide an accurate EVM that depicts the location of any cover types identified in PFM Table 12.2 and one that meets the requirements of Zoning Ordinance, Chapter 112, Article 20 and all elements of PFM 12-0506.

BDB Response: An EVM will be provided with the Minor Site Plan (MSP).

2. FCB Comment: Preliminary 10-year canopy calculations have not been provided and it is unclear how the tree canopy requirements (30%) will be met for the site.

FCB Recommendation: The applicant should provide 10-year canopy calculations contained with table 12.10 from the PFM to demonstrate how 10-year canopy requirements will be met for the site in accordance with PFM 12-0511 and article 13.

BDB Response: A waiver will be submitted with the MSP, due to the proposed use of this site as a cemetery. As the burial area expands slowly each year, the canopy shape and coverage will evolve and interior trees will be lost. The applicant proposes to leave most of the existing site and trees undisturbed for as long as practical, perhaps as long as 20-50 years, to maximize tree coverage.

3. FCB Comment: It is unclear how the Tree Preservation Target will be met for the site since no calculations have been provided.

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Building Design and Construction Division

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FCB Recommendation: Information included in the EVM should be utilized to provide a Tree Preservation Target level in accordance with PFM 12-0508. The Tree Preservation Target Calculations and Statement should be provided as shown in table 12.3.

BDB Response: An EVM will be provided with the MSP, and it will include the Tree Preservation Target Calculations and Statement.

4. **FCB Comment:** It appears that transitional screening is required for all four sides of the property based on the surrounding residential uses.

FCB Recommendation: The uses and zoning of the surrounding parcels should be added to the plan and Transitional Screening I (25 feet wide) along with a Type D, E, or F barrier provided as required by 13-303 of the Zoning Ordinance. A matrix should be provided to show how this requirement will be met.

BDB Response: Screening and barrier requirements will be evaluated in accordance with the Fairfax County Zoning Ordinance and a matrix will be provided with the MSP.

5. **FCB Comment:** It is unclear how the site may be landscaped.

FCB Recommendation: A landscape plan should be submitted that shows a variety of suitable native and desirable trees and shrubs planted throughout the site. The applicant should consider using species that provide the opportunity to receive additional canopy credits in exchange for planting trees that provide specific environmental and ecological benefits, or species that are resistant to disease, pests, decay and negative impacts such as drought.

BDB Response: A landscape plan will be provided with the MSP. Proposed vegetation will be suitable for the site's use as a cemetery.

6. **FCB Comment:** It is unclear where future plots will be dug and how they will impact the existing trees critical root zones.

FCB Recommendation: The layout of future burial plots, along with all other site engineering information required for the review of tree conservation and landscaping requirements should be included.

BDB Response: The MSP will generally define the layout of burial plots, recognizing that plots are subject to cultural and societal considerations (including orientation and cremation, for example).

7. **FCB Comment:** The size and location of the future gravel parking lot are unclear making it difficult to tell how trees in the area will be impacted.

FCB Recommendation: The future gravel parking lot should be added to the landscape plan.

BDB Response: The future gravel parking lot will be included with the MSP.

8. FCB Comment: The limits of clearing and grading are not shown on the plan.

FCB Recommendation: The limits of clearing and grading should be added to the landscape plan as may be necessary for any site work proposed.

BDB Response: The MSP will include limits of clearing and grading. The clearing may be phased depending on current versus future needs.

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cc: Carey F. Needham, Director, Building Design and Construction Division, DPWES
Teresa Lepe, Chief, Building Design Branch, BDCD
Katayoon Shaya, Senior Architect, Building Design Branch, BDCD



County of Fairfax, Virginia

MEMORANDUM

DATE: February 13, 2012

TO: Ms. Leanna O'Donnell, AICP
Planning Division
Department of Planning and Zoning

FROM: *AM* Andrew Miller, Project Manager *KS*
Building Design Branch

SUBJECT: Lincolnia Road Cemetery, Project #303/009478, 2232 Application
Responses to the Site Development and Inspections Division, of the
Department of Public Works and Environmental Services

The Building Design Branch (BDB) offers the following responses to the Site Development and Inspections Division (SDID) comments dated January 12, 2012:

1. SDID Comment: Chesapeake Bay Preservation Ordinance (CBPO): There is no Resource Protection Area (RPA) on this site. Water quality controls are required for this development (PFM 6-0401.2A) if not waived. The CBPO considers gravel parking areas as impervious surfaces (CBPO 118-1-6(k)).

BDB Response: With submission of the Minor Site Plan (MSP), and taking into account the gravel parking area, the intention is to seek a waiver of water quality controls if necessary.

2. SDID Comment: Floodplain: There are no regulated floodplains on the property.

BDB Response: Noted.

3. SDID Comment: Downstream Drainage Complaints: There are no downstream flooding or erosion complaints on file.

BDB Response: Noted.

4. SDID Comment: Stormwater Detention: Stormwater detention is required, if not waived (PFM 6-0301.3).

BDB Response: With the submission of the MSP, the intention is to seek a waiver of stormwater detention if necessary.

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cc: Carey F. Needham, Director, Building Design and Construction Division, DPWES
Teresa Lepe, Chief, Building Design Branch, BD CD
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County of Fairfax, Virginia

MEMORANDUM

DATE: February 13, 2012

TO: Ms. Leanna O'Donnell, AICP
Planning Division
Department of Planning and Zoning

FROM: *AM* Andrew Miller, Project Manager *AM*
Building Design Branch

SUBJECT: Lincolnia Road Cemetery, Project #303/009478, 2232 Application
Responses to Fairfax Water

The Building Design Branch (BDB) offers the following responses to Fairfax Water comments dated January 19, 2012:

1. Fairfax Water Comment: The property can be served by Fairfax Water.

BDB Response: Noted.

2. Fairfax Water Comment: Adequate domestic water service is available at the site from an existing 12-inch water main located in Lincolnia Road. See the attached water system map.

BDB Response: Noted.

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cc: Carey F. Needham, Director, Building Design and Construction Division, DPWES
Teresa Lepe, Chief, Building Design Branch, BDCD
Katayoon Shaya, Senior Architect, Building Design Branch, BDCD



§ 15.2-2232. Legal status of plan.

A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § 56-265.1 within its certificated service territory, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204. Following the adoption of the Statewide Transportation Plan by the Commonwealth Transportation Board pursuant to § 33.1-23.03 and written notification to the affected local governments, each local government through which one or more of the designated corridors of statewide significance traverses, shall, at a minimum, note such corridor or corridors on the transportation plan map included in its comprehensive plan for information purposes at the next regular update of the transportation plan map. Prior to the next regular update of the transportation plan map, the local government shall acknowledge the existence of corridors of statewide significance within its boundaries.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within sixty days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within ten days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within sixty days from its filing. A majority vote of the governing body shall overrule the commission.

C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless such work involves a change in location or extent of a street or public area.

D. Any public area, facility or use as set forth in subsection A which is identified within, but not the entire subject of, a submission under either § 15.2-2258 for subdivision or subdivision A 8 of § 15.2-2286 for development or both may be deemed a feature already shown on the adopted master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or resolution defined standards governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to § 15.2-2303.

E. Approval and funding of a public telecommunications facility by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 shall be deemed to satisfy the requirements of this section and local zoning ordinances with respect to such facility with the exception of television and radio towers and structures not necessary to house electronic apparatus. The exemption provided for in this subsection shall not apply to facilities existing or approved by the Virginia Public Telecommunications Board prior to July 1, 1990. The Virginia Public Broadcasting Board shall notify the governing body of the locality in advance of any meeting where approval of any such facility shall be acted upon.

F. On any application for a telecommunications facility, the commission's decision shall comply with the requirements of the Federal Telecommunications Act of 1996. Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within ninety days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than sixty additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.

(Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. 587, 858; 1998, c. 683; 2007, c. 801; 2009, cc. 670, 690.)